

Schedule 1
Road Impact Fee Schedule - The Villages

ITE Code/Land Use Category	Trip Rate (50% of Average Daily Trips)	% New Trips	Net New Trips per Unit of Measure	Impact Fee Per Unit @ \$539.62 per Trip**
110 Light Industrial	3.485	90%	3.14 1,000 square feet	\$1.69 square foot
120 Heavy Industrial	0.75	90%	0.68 1,000 square feet	\$0.36 square foot
130 Industrial Park	3.48	90%	3.13 1,000 square feet	\$1.69 square foot
140 Manufacturing	1.91	90%	1.72 1,000 square feet	\$0.93 square foot
150 Warehousing	2.48	90%	2.23 1,000 square feet	\$1.20 square foot
151 Mini-warehouse	1.25	90%	1.13 1,000 square feet	\$0.61 square foot
210 Single-Family House	4.785	100%	4.79 dwelling unit	\$2,582.08 dwelling unit
220 Apartment	3.36	100%	3.36 dwelling unit	\$1,813.12 dwelling unit
230 Condominium/Townhouse	2.93	100%	2.93 dwelling unit	\$1,581.09 dwelling unit
240 Mobile Home Park	2.495	100%	2.50 dwelling unit	\$1,346.35 dwelling unit
310 Hotel	4.085	100%	4.09 room	\$2,204.35 room
320 Motel	2.815	100%	2.82 room	\$1,519.03 room
420 Marina	1.48	90%	1.33 berth	\$718.77 berth
430 Golf Course	2.52	100%	2.52 acre	\$1,359.84 acre
437 Bowling Alley	16.665	70%	11.67 1,000 square feet	\$6.29 square foot
444 Movie Theater	128.46	85%	109.19 screen	\$58,921.65 screen
491 Racquet Club	7.015	75%	5.26 1,000 square feet	\$2.84 square foot
520 Elementary School	7.245	90%	6.52 1,000 square feet	\$3.52 square foot
522 Middle or Junior High School	6.89	90%	6.20 1,000 square feet	\$3.35 square foot
530 High School	6.445	90%	5.80 1,000 square feet	\$3.13 square foot
540 Junior/Community College	13.75	90%	12.38 1,000 square feet	\$6.68 square foot
560 Church	4.555	90%	4.10 1,000 square feet	\$2.21 square foot
565 Day Care Center	39.63	75%	29.72 1,000 square feet	\$16.04 square foot
610 Hospital	8.785	80%	7.03 1,000 square feet	\$3.79 square foot
620 Nursing Home	1.185	100%	1.19 bed	\$639.45 bed
630 Clinic	15.725	80%	12.58 1,000 square feet	\$6.79 square foot
710 General Office	5.505	90%	4.95 1,000 square feet	\$2.67 square foot
720 Medical Office	18.065	90%	16.26 1,000 square feet	\$8.77 square foot
812 Building Materials & Lumber	22.58	80%	18.06 1,000 square feet	\$9.75 square foot
813 Discount Superstore	24.605	80%	19.68 1,000 square feet	\$10.62 square foot
814 Specialty Retail	22.16	70%	15.51 1,000 square feet	\$8.37 square foot
815 Discount Store	28.01	83%	23.25 1,000 square feet	\$12.55 square foot
816 Hardware/Paint Store	25.645	70%	17.95 1,000 square feet	\$9.69 square foot
817 Nursery (Garden Center)	18.04	70%	12.63 1,000 square feet	\$6.81 square foot
820 Shopping Center	21.47	66%	14.17 1,000 square feet	\$7.65 square foot
823 Factory Outlet Center	13.295	70%	9.31 1,000 square feet	\$5.02 square foot
841 New Car Sales	16.67	80%	13.34 1,000 square feet	\$7.20 square foot
843 Automobile Parts Sales	30.955	57%	17.64 1,000 square feet	\$9.52 square foot
848 Tire Store	12.435	72%	8.95 1,000 square feet	\$4.83 square foot
849 Wholesale Tire Store	10.18	70%	7.13 1,000 square feet	\$3.85 square foot
850 Supermarket	51.12	64%	32.72 1,000 square feet	\$17.65 square foot
851 Convenience Market 24-hour	368.995	39%	143.91 1,000 square feet	\$77.66 square foot
853 Convenience Market with Gas Pumps	271.3	34%	92.24 vehicle fueling position	\$49,775.63 vehicle fueling position
860 Wholesale Market	3.365	39%	1.31 1,000 square feet	\$0.71 square foot
861 Discount Club	20.9	70%	14.63 1,000 square feet	\$7.89 square foot

Source: "Impact Fee Rate Study for Roads Sumter County, Florida" - District 1; Henderson & Young Company, November 5, 2004

** For uses that are not shown in Schedule 1 but are part of the Institute of Transportation Engineers Trip Generation Report, the road impact fee may be calculated using the following formula: $((0.5 \times \text{average daily trips}) \times \% \text{ New Trips}) \times \$539.62 / \text{Unit of Measure}$

In addition, an alternative road impact fee calculation may be submitted to the County to demonstrate that the net trips are less than assumed in Schedule 1. The alternative road impact fee calculation must be based on an independent source that is a generally accepted standard source of transportation engineering or planning information or the independent source is a local study supported by data adequate for the conclusions contained in the study and is performed by a professional engineer pursuant to a generally accepted methodology of transportation engineering or planning. The alternative road impact fee study must be submitted prior to issuance of a building permit and will be reviewed by the County within 30 days. If the alternative road impact fee study is not approved by the County, the County shall notify the applicant via certified mail of the reasons for denial. The applicant has 30 days from receipt of the notice of denial to request a review by the Board of County Commissioners of the denial.